



2 Goose Green Cottage Moss House Lane, Much Hoole
Preston

Offers Over **£385,000**



2 Goose Green Cottage Moss House Lane

Much Hoole, Preston

18th-century cottage in Much Hoole blends historic charm with modern conveniences. Exposed beams, brick, stone walls add character. Peaceful rural location, picturesque views, landscaped garden with summer house. Ideal blend of old and new, promising a unique living experience in Much Hoole.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Exposed Timber Beams
- Vaulted ceilings
- Beautiful Semi Rural Village Location
- Exposed Brick and Stone Interior
- Authentic 18th Century Cottage
- Large Rear garden with Summer house
- Scenic Countryside Views
- Integral Garage

Entrance

Living Dining Kitchen

Good range of eye and low-level storage units with 1 1/2 Sink, room for a range cooker. Exposed wooden beams. Door to rear garden. Window to front and rear.

Utility

Space for washing machine, dryer, fridge and freezer.

Lounge

Inset fireplace with log burner. Exposed wooden beams. Door to rear garden. Windows to front and back.





Stairs and Landing

Space can be used as home office. Vaulted ceiling with exposed wooden beams. Window to front.

Master Suite

Light airy room with vaulted ceiling with exposed wooden beams. Windows to front and side.

Dressing Room

Window to rear

En-Suite

Comprising three-piece suite with pedestal hand wash basin, corner cubicle with electric shower, and W.C. Part tiled walls with feature heated towel rail. Exposed wooden beams.

Bedroom Two

Standing wardrobes. Exposed wooden beams. Window to front.

Bedroom Three

Fitted wardrobes and shelves. Exposed wooden beams. Window to rear.

Bedroom Four

Currently used as office. Exposed wooden beams. Window to front.

Bathroom

Three-piece suite featuring panelled double ended bath with electric shower over. Pedestal hand wash basin. W.C. Part tiled walls with feature heated towel rail. Exposed wooden beams. Window to rear.

REAR GARDEN

Large garden and patio to rear. Large fully insulated, heated summer house with slated roof, currently used as gym. Side access to integral garage currently used as work shop. Garage has parking for one vehicle.

GARAGE

Single Garage

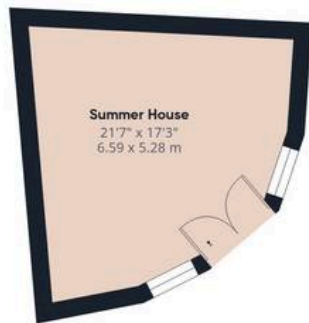




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1710 ft²
158.9 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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